


## 3 Bedroom Apartment for Sale in Limassol - Agios Athanasios

A beautifully designed penthouse offering bright interiors, panoramic views and generous outdoor spaces. Fully furnished and thoughtfully laid out, this residence combines comfort, privacy and modern living in one of Limassol's most desirable residential areas. 

### Property Features:

- 3 bedrooms
- 3 W/C
- Internal area: 111 m<sup>2</sup>
- Covered veranda: 20 m<sup>2</sup>
- Private roof garden: 48 m<sup>2</sup>
- Bright open-plan living and dining area with seamless indoor-outdoor flow
- Direct access to a covered veranda
- Floor-to-ceiling windows maximizing natural light and views
- Fully furnished and equipped - ready to move in

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### Property Info

Covered Area	<b>111</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>18013</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agios Athanasios      Region: **Limassol**  
**Coordinates: 34.717972802716 / 33.055122698216**

## Price: €850 000 + VAT

VAT for this property is **€42,500** or **€161,500**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 658.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€850 000 on Apr 7, 2026

